

MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose Room
222 N. Chauncey Avenue
West Lafayette, Indiana
June 22, 2016

Meeting began at 8:33 am.

Present: Jon Speaker, Chris Campbell, Johari Miller-Wilson, Patrick Hein, Larry Oates

Absent: David Sturgeon, Brian Bittner

Swearing In Jon C. Speaker

Mayor Dennis opened meeting and swears in new Secretary Jon C. Speaker.

Approval of Minutes 5.18.16

Commissioner Campbell moved to amend minutes pertaining to page 3 under 231 North TIF claims. The minutes indicate Commissioner Campbell seconded the motion, however, it was Commissioner Sturgeon who seconded. After no other corrections were made, Commissioner Miller-Wilson moved to approve of the minutes as amended. Commissioner Campbell seconded. The minutes as amended were approved unanimously.

Project Updates

Happy Hollow Road

Dave Buck spoke about two major projects. Regarding Happy Hollow Road, new curbs and pavement have been placed along the east side of the northern portion of the project. Work is continuing on new driveways and grading behind the new curbs. Traffic will be switching over to the new pavement shortly after the July 4th weekend. Connecting the streets on the west side of Happy Hollow will be extremely difficult due to a 1 to 2 foot grade change between the old roadway and the new. The plan is to close Happy Hollow on July 6 to all thru-traffic and allow access for local traffic, emergency vehicles, and construction. This restriction of traffic would be a one-day event. The one-day traffic restriction would allow the side street cuts to the current travel lane and connect down to the new roadway. For local traffic, due to construction, streets along the west side of Happy Hollow will be blocked off and unable to be used for 30 to 45 minutes while grade is changed. All traffic will still remain southbound only.

The retaining wall construction is continuing to progress and will be wrapping up in the next month. The schedule still has the road open to two-way traffic sometime in November with incidental construction finishing next spring. President Oates questioned if the speed restrictions will still be in place as he has concerns for public safety. Buck explained that speeds will continue to be reduced due to narrow roads and flaggers will be present when needed.

CSO – Williams Street

The CSO project along River Road has been going well as the 100th pipe piece was installed and is approaching the ramps of Fowler/Wiggins intersection - 4 to 5 pieces of pipe are going into the ground a day. Partial closures and total closures will happen soon. Work has started on retaining walls and storm sewer up Williams Street hill towards Chauncey. As soon as the pipe is through the intersection, the grade will be raised and the construction of the round-about will begin, hopefully by the end of July. President Oates asked about the time frame of the project and Buck indicated that the round-about will be open in November and work along Quincey will be completed in the spring.

Parks Dept.

Jan Fawley spoke about the dedicated Kiwanis Playground at Cumberland Park. The Kiwanis Club is funding swing sets and climbing structures. The Redevelopment Commission contributed to funding a sidewalk and \$20,000.00 was donated by Bob Rohrman.

Happy Hollow Park contract work will come to a close soon. The Parks employees will finish their work by the end of the year. On the Kingston trail, Fawley met with Dave Buck and Ed Garrison about the engineering plans and to work with INDOT on the trail extension. Fawley expressed appreciation for the role the Redevelopment Commission played in the playground at Cumberland Park.

Street Dept.

Doug Payne spoke about the delivery of the Street Department's new snow plow truck. President Oates asked for the cost of the truck. Payne indicated that the cost would be \$155,437.00. Commissioner Campbell questioned if this truck was a replacement for another truck. Payne said no, but trucks in the current fleet are getting older so this new truck will help with any unforeseen issues. President Oates asked if the truck had a larger blade. Payne explained the truck has a Belly Plow which has a unique scrapper to better remove snow and ice.

Mayor Dennis approached the podium. He explained that the process for finding a new department head for the Department of Development is underway and hopes to have a new hire before next Redevelopment Commission meeting in July.

Joint-Board Updates

Don Peterson told the Commission that the one way street conversions are still on schedule. For Russell Street, meeting will be held soon to set a date for those conversions. Conversions will be before Boiler Gold Rush and beginning of classes at Purdue. Right now, 3rd Street and Russell are closed due to Purdue's building projects. Todd's Creek/Western Gateway project will begin in the middle of July. Dirt will be moving to create the new creek by the end of July. Completion of the creek will be sometime next year.

Peterson stated designing and coordinating State Street is still on target and work will begin next March.

Peterson spoke about Airport Road. On June 13, Purdue Research foundation announced that Browning Investments will be creating the master development for the western lands. Airport Road

dissects the development in that area and they asked that construction on that area be postponed. Peterson spoke in detail about the changes that were being requested. President Oates questioned how this will affect the price of the project. This will make the road narrower, so this should be cost savings that would off-set any design changes. Peterson mentioned more traffic studies will be conducted and that this road section should still accommodate traffic through 2039 through 2042.

President Oates spoke regarding medians and green space. Peterson said that this will be green space on the side of the road. President Oates does not agree that taking away green space will spur economic development.

Dave Buck was asked to speak regarding these possible changes. Buck hopes more information exists or will exist regarding the future of that development. Traffic studies have been conducted to come up with what was adopted prior to Browning coming on board. Buck spoke on past studies and the implementation of medians and greenspace. Buck stated that it is not just about the capacity but the type of environment the City is trying to create. Browning was asked to reconsider the original vision for Airport Road. Reith and Plenary were asked what would be impacted if Airport Road was placed on hold. There were timing concerns and it may be pushed out of the 2016-2018 window.

President Oates stated that due to the large cost of the project, there cannot be best guesses and there is no additional money that to put toward this project.

Adam Chavers with Browning spoke regarding the project. Browning is getting ready to begin plans for this development and the interest for more traffic studies. There are concerns that the boulevard would be divisive in this particular district. President Oates inquired about the response time for Purdue fire reaching the airport in the required time. Dave Buck stated that Purdue Fire response time was brought up as an issue.

Tom Brooks asked if there are plans for other projects to be moved up in August to show that progress is happening. Don Peterson said no and placing a pause on Airport Road would not affect the overall deadline for the State Street project.

President Oates stated that the Redevelopment Commission needs to be involved with this design process. President Oates wants to make sure that the taxpayers are getting the most bang for their buck and that the project is completed on time and below budget. President Oates expects that updates will be given often. Don Peterson will make sure that Browning will be present if need be at future Redevelopment Commission meetings.

Commissioner Campbell asked if the Commission would have input on the design process. Dave Buck spoke on the ultimate goals for this area regarding the generation of TIF and that these will need to follow the zoning rules or will have zoning rules established, which will be a public process.

Election of Secretary

Commissioner Campbell moved that Johari Miller-Wilson be the new Secretary of the Redevelopment Commission. Commissioner Speaker seconded. The motion was approved unanimously.

Financial Schedules

Peter Gray spoke regarding the tax increments received in June from the county. It was estimated that the total tax increment would be \$3.7 million, but \$4.2 million was actually received. Peter Gray spoke on the about being cautious with any spending as the tax increments typically received in December is always lower than in June. There are also tax appeals that are not known yet. Peter Gray continued to go into detail regarding what was received from the county.

Approval of Claims.

Sagamore Parkway TIF.

Claims for the Sagamore Parkway TIF district were \$3,079.16. Commissioner Miller-Wilson moved to approve the claims and Commissioner Campbell seconded. The motion was approved with a vote of 4-0.

KCB TIF.

Claims for the KCB TIF district were \$134,394.03, Commissioner Campbell moved to approve the claims and Commissioner Speaker seconded. The motion was approved with a vote of 4-0.

231 North TIF.

Claims for the 231 North TIF district were \$156,796.96, Commissioner Campbell moved to approve the claims and Commissioner Speaker seconded. The motion was approved with a vote of 4-0.

Levee Village TIF.

Claims for the Levee Village TIF district were \$586,171.80, Commissioner Campbell moved to approve the claims and Commissioner Miller-Wilson seconded. The motion was approved with a vote 4-0.

President Oates asked Dave Buck for information on the budget for land acquisition. Buck stated that they are currently under budget and most have been paid. Generally, the land acquisition is progressing well and the Commission has not had to go to the credit line yet.

ATMS Software

Dave Buck spoke on the ATMS Software. Three submittals for the ATMS Software were received last month and scored. Traffic Control Corporation was selected and the Commission was asked to ratify this top selection and to start negotiations. The cost of this project should not exceed \$275,000.00 which is the amount budgeted on line item 118 on page 7. No purchase orders have been issued. This software will allow better control of traffic signals from Kalberer through Salisbury to Wiggins and Fowler Streets. Commissioner Speaker moved to approve the recommendation of selection of Traffic Control Corporation and to begin the negotiations that will

not exceed \$270,000 and Commissioner Campbell seconded. The motion was approved with a vote of 4-0.

Parcel 100 Acquisition

One item did not make the Claims run and Mr. Buck asked that the Board of Works be authorized to approve the claim on the behalf of the Redevelopment Commission. The claim for payment to the Roman Catholic Dioceses is \$89,750 and the Board of Works will approve this claim at their next regular meeting. Commissioner Johari Miller-Wilson moved to approve this request and Commissioner Chris Campbell seconded. The motion was approved with a vote of 4-0.

Other

2017 budget requests should be sent to President Oates by July 15, 2016 since there is no current department head for the Department of Development.

No other new business was stated.

Public Comment

Public Comment was requested. No public comments were made. The next meeting will be held at the Morton Community Center July 20, 2016 at 8:30 am.

Commissioner Speaker moved to adjourn and Commissioner Campbell seconded. The meeting was adjourned at 9:37 am.

Johari Miller-Wilson, Secretary

Approved:

Lawrence T. Oates
President